

Lopez, Albert, CDA

From: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>
Sent: Thursday, August 14, 2025 10:11 AM
To: Lopez, Albert, CDA
Subject: RE: Projects using well or locally supplied water for public uses

Hi Albert,

Yes, we did review the 10-day pumping test data that was submitted along with the PTR dated April 2022. We did verify that the pumping test was conducted according to our regulatory requirements, and that the groundwater supply will be sufficient to meet the proposed water system demands based on the findings of the pump tests for the 2 groundwater sources.

Please let me know if you have any additional questions.

-Marco

From: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Sent: Wednesday, August 13, 2025 5:16 PM
To: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>
Subject: RE: Projects using well or locally supplied water for public uses

Hi Marco, I had one more question before getting this project ready for public hearing, which is related to the wells located on-site. Did the State preliminary evaluation include a review of the pump tests? In other words, is the state satisfied they have sufficient water to serve the project? Thanks!

Albert

From: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>
Sent: Wednesday, July 16, 2025 1:59 PM
To: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Subject: RE: Projects using well or locally supplied water for public uses

Hi Albert,

No, the PTR acceptance letter does not have an expiration date. My staff has had some recent communications with the Mosaic Project's consultant, Lisa Pezzino of SRT (attached). It sounds like they are waiting to overcome some permitting hurdles with the County before they submit the formal permit application us.

**Marco Pacheco**

Senior Water Resource Control Engineer

DIVISION OF DRINKING WATER

Northern California Drinking Water Field Operations Branch

North Coastal Section | San Francisco District

Email: Marco.Pacheco@waterboards.ca.gov

Phone: +1 (510) 620-3454

Cell: +1 (510) 421-8382

State Water Resources Control Board

850 Marina Bay Pkwy, Richmond CA 94804

Website: www.waterboards.ca.gov

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From: Lopez, Albert, CDA <Albert.Lopez@acgov.org>

Sent: Wednesday, July 16, 2025 12:04 PM

To: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>

Subject: RE: Projects using well or locally supplied water for public uses

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Hello Marco, the Mosaic project is getting close to a hearing and I'm following up to see if anything has changed since this last correspondence from 2024. In 2022 you provided a letter of acceptance to the applicant, does that letter have an expiration date? Has Mosaic provided a formal application yet or begun one? Thx!

Albert

From: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>

Sent: Thursday, May 2, 2024 9:45 AM

To: Lopez, Albert, CDA <Albert.Lopez@acgov.org>; Curry, Damien, CDA <damien.curry@acgov.org>

Subject: Re: Projects using well or locally supplied water for public uses

Hi Albert,

Attached is a copy of the approved Mosaic Project PTR and our letter of acceptance in meeting the statute requirements for the PTR.

Our PTR guidance document, available to assist proposed public water system owners in completing the PTR, can be found online at:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/documents/permits/ptr_guidance_aug2021.pdf

There is also an FAQ which addresses the statute requirements for the PTR (Health and Safety Code section 116527 and 116540, passed into law via SB-1263 in 2017). Here is a link to the FAQ:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/documents/permits/170511_sb_1263_faq.pdf

Let me know if you need anything else.

-Marco

Lopez, Albert, CDA

From: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>
Sent: Thursday, May 2, 2024 9:45 AM
To: Lopez, Albert, CDA; Curry, Damien, CDA
Subject: Re: Projects using well or locally supplied water for public uses
Attachments: Mosaic Preliminary Technical Report_DDW SUBMITTAL.pdf; 2022.12.01 - CHSC 116527 Preliminary Technical Report Approval - The Mosaic Project - SWRCB_DDW_D04.pdf

Hi Albert,

Attached is a copy of the approved Mosaic Project PTR and our letter of acceptance in meeting the statute requirements for the PTR.

Our PTR guidance document, available to assist proposed public water system owners in completing the PTR, can be found online at:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/documents/permits/ptr_guidance_aug2021.pdf

There is also an FAQ which addresses the statute requirements for the PTR (Health and Safety Code section 116527 and 116540, passed into law via SB-1263 in 2017). Here is a link to the FAQ:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/documents/permits/170511_sb_1263_faq.pdf

Let me know if you need anything else.

-Marco

From: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Sent: Wednesday, May 1, 2024 5:17 PM
To: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>; Curry, Damien, CDA <damien.curry@acgov.org>
Subject: RE: Projects using well or locally supplied water for public uses

EXTERNAL:

Hello Marco, thanks for this info again. I had a question about the prelim technical report – does that live on your website somewhere, or can you send me a copy please?

Thanks,

Albert

From: Pacheco, Marco@Waterboards <Marco.Pacheco@waterboards.ca.gov>
Sent: Tuesday, April 9, 2024 9:52 AM
To: Lopez, Albert, CDA <Albert.Lopez@acgov.org>; Curry, Damien, CDA <damien.curry@acgov.org>
Subject: Re: Projects using well or locally supplied water for public uses

Sure, no problem, Albert.



State Water Resources Control Board

Division of Drinking Water

December 1, 2022

Ms. Lisa Pezzino, P.E.
SRT Consultants
Via email: lisa@srtconsultants.com

Dear Ms. Pezzino:

Re: Preliminary Technical Report – Alameda Co. (APN # 85-1200-1-16)

On October 12, 2022, the State Water Resources Control Board- Division of Drinking Water (Division) received a preliminary technical report for your proposed public water system located at 17015 Cull Canyon Road in Castro Valley, California (APN 85-1200-1-16). The report was developed and submitted for compliance with California Health and Safety Code (CHSC) §116527.

The Division has reviewed the preliminary technical report and that it contains all the necessary information required by *CHSC §116527*, and is therefore considered complete. Based on the findings in your report, the Division has determined that the proposed water system is eligible for a permit application review as an independent public water system. The Division's review and acceptance of this preliminary technical report shall not be deemed approval of project plans or a complete permit application. Pursuant to *CHSC §§116525 & 116540*, and *Title 22 §§64552 & 64560 of the California Code of Regulations*, you are required to submit a complete permit application to the Division for approved operation of the proposed public water system.

For further assistance through the permit application process, please contact Sara Glade at (510) 620-3472 or Sara.Glade@waterboards.ca.gov or me at (510) 620-3454.

Sincerely,

Marco Pacheco, PE
Sr. Water Resource Control Engineer
San Francisco District

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

Lisa Pezzino

- 2 -

December 1, 2022

cc: Brian Lowe, COO
The Mosaic Project
Via Email: Brian@mosaicproject.org
478 Santa Clara Avenue, Suite 200
Oakland, CA 94610



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

February 10, 2021

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Sonia Urzua	PLN#	2020-00093 (2019-00151)
Address	17015 & 17031 Cull Canyon		
Job Description	Use and Improvements to Create an Outdoor Recreation Camp for Grade School Children with associated Caretaker Unit		
Reviewed By	Rian Evitt-Deputy Fire Marshal		

Review of Planning referrals are usually based on information and plans that lacking details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

Note: The fire department does not recognize any structures as being existing on this site. This site will be a "C" camp overall. However, the individual structures will be "R" or "B" occupancy. None of the structures will be a "C" occupancy.

1. This project is located in SRA. As such the project must comply with current state building and fire Code requirements in affect at time of submittal including Title 14.
2. Rural water will be required to be installed and permitted on the site for all structures. The plans for the NFPA 1142 rural water system can be a deferred submittal.
3. Fire department access will need to be installed and meet the requirements of Title 14. This aspect of the project will require improvement plans to be reviewed and approved by fire staff.
4. All structures on the site will require the installation of fire sprinklers.
5. A fire alarm system shall be installed in any multiple residential occupancy as required by the fire code.
6. All building materials and construction must comply with the requirements set forth in Chapter 7A of the building code.



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

6363 Clark Ave, Dublin California 94568 Phone (925) 833-3473 Fax (925) 875-9387

February 9, 2021

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Sonia Urzua	PLN #	2020-00093
Address	17031 Cull Canyon Road		
Job Description	Use of Site by Mosaic Camp for Grade School Children		
Reviewed By	Bonnie S. Terra, Division Chief		

Review of Planning referrals are usually based on information and plans that lacking details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

- 1. Must comply with current Building and Fire Code at time of submittal.**
- 2. Rural water will be a deferred submittal requirement.**
- 3. Fire department access will need to be installed and meet the requirements of Title 14.**
- 4. All construction must comply with Chapter 7A of the Building Code for construction in Wildfire Areas.**
- 5. Fire sprinklers shall be installed for new buildings as required by the California Building and Fire Codes.**

Lopez, Albert, CDA

From: Terra, Bonnie, ACFD
Sent: Wednesday, July 16, 2025 12:04 PM
To: Lopez, Albert, CDA
Subject: RE: Mosaic project

Good day,

If this is a C occupancy and organized camp. They will need to comply with the requirements in section 403.12 of the 2022 CFC if they submit their project for building permit by December 31, 2025. This requires staff training and evacuations plans. But it does not require approval of either by the authority having jurisdiction. If it is some other occupancy classification. The requirements might be slightly different.

Sincerely,
 Bonnie S. Terra, Division Chief
 Alameda County Fire
 6363 Clark Ave
 Dublin, CA. 94568
 925-833-3473 ext. 1210

From: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Sent: Wednesday, July 16, 2025 11:50 AM
To: Terra, Bonnie, ACFD <Bonnie.Terra@acgov.org>
Subject: RE: Mosaic project

Hi Bonnie, following up on the Mosaic project – does Fire have a role in creating or reviewing evacuation plans in case of a major fire event. The community has brought this up and I'm not clear if this is even a requirement the County would look for. Thanks,

Albert

From: Terra, Bonnie, ACFD <Bonnie.Terra@acgov.org>
Sent: Wednesday, October 2, 2024 1:25 PM
To: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Subject: RE: Mosaic project

Good day Albert,

Thanks for the information. PLN2020-00093 was last reviewed by fire on 2/9/2021. At that attached approval document was issued. Please let me know if you need anything else.

Sincerely,
 Bonnie S. Terra, Division Chief
 Alameda County Fire
 6363 Clark Ave
 Dublin, CA. 94568
 925-833-3473 ext. 1210

Lopez, Albert, CDA

From: Lopez, Albert, CDA
Sent: Wednesday, April 30, 2025 2:53 PM
To: Gonzales, Fernando
Cc: DeLeon, Rosemarie L.
Subject: Re: Mosaic project

That was super fast. Thank you so much, Fernando. Have a great day!

Albert

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
 Get [Outlook for Android](#)

From: Gonzales, Fernando <fernando@acpwa.org>
Sent: Wednesday, April 30, 2025 2:48:28 PM
To: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Cc: DeLeon, Rosemarie L. <Roseld@acpwa.org>
Subject: FW: Mosaic project

Hi Albert,

The methodology of establishing the creek setback as depicted for various stations in the Exhibit drawing you transmitted titled *"Mosaic Project, Cull Canyon Road, Sheet CS1 - Cross Sections Building Setback Line"* is acceptable to PWA.

Thank you.



Fernando B. Gonzales, P.E.
 Senior Civil Engineer
 Development Engineering and Permits Department
 399 Elmhurst Street | Hayward, CA 94544
 e-mail: fernando@acpwa.org | (510) 670-5267

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From: Lopez, Albert, CDA <Albert.Lopez@acgov.org>
Sent: Wednesday, April 30, 2025 1:12 PM
To: Gonzales, Fernando <fernando@acpwa.org>
Subject: Mosaic project

Hi Fernando, the Mosaic project has been circulating for years, and is now coming up for a hearing soon at the CVMAC. Andy Cho had provided the attached comments years ago and I'm hoping we can get a fresh look at it. I'm also attaching comments from Land Dev. One of the areas I wanted to focus on was the creek setback, so

I've also attached an exhibit provided by the applicant showing how they calculated the setback. Let me know your thoughts on this and if we can get a fresh look at these issues. Thanks!

Albert V. Lopez (He/Him) | Planning Director
ALAMEDA COUNTY | Community Development Agency
Planning Department
224 W. Winton Avenue, Room 111 • Hayward, CA 94544
Office 510-670-5426 | Fax 510-785-8793
albert.lopez@acgov.org | www.acgov.org/cda

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**Environmental
Health Department**
Alameda County Health

June 18, 2025

Ronald Browder

Director

Dilan Roe

*Chief, Land & Water Protection
Division*

Paresh Khatri

*Manager, Local Oversight
Program*

1131 Harbor Bay Parkway
Alameda, CA 94502

(510) 567-6700

Health.AlamedaCountyCA.gov/ACEHD

Cull Canyon Properties LLC

c/o Brian Lowe

Owner(s)

17015 Cull Canyon Road, Castro Valley

(Sent via E-mail to: brian@mosaicproject.org)

Subject: Feasibility Study Approval for an Onsite Wastewater System

Property Address: 17015 (17031) Cull Canyon Road, Castro Valley

Assessor's Parcel No.: 85-1200-1-16

Dear Applicant,

Alameda County Environmental Health Department's (ACEHD) Onsite Wastewater System (OWS) Program has received a Preliminary OWS Design Plan set for the proposed land uses at the subject property identified below:

Residential Use

- ☐ Single Family Residence
☒ Caretaker Units
☐ Mobile Homes

Commercial Use

- ☐ Winery
☐ Breweries
☐ Cannabis
☐ Dog Kennels
☒ Other: Camp Facility

The Preliminary OWS Design evaluates the feasibility of the onsite wastewater systems for all wastewater generated at the subject property. The Preliminary OWS Design Plans are titled *Mosaic Project*, prepared by NorthStar Designing Solutions, dated June 3, 2025, and submitted along with a Basis of Design Report (subject line reading *Basis of Design Report for Mosaic Project – 17015 Cull Canyon Road Project Site (APN 85-1200-1-16, County File No. PLN2020-00093)*). Wastewater systems proposed at the subject property include the following:

<u>OWCU</u>	Existing	Proposed	<u>OWTS</u>	Existing	Proposed
Holding Tank	<input type="checkbox"/>	<input type="checkbox"/>	Septic Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Portable Toilet	<input type="checkbox"/>	<input type="checkbox"/>	Pump Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vault Toilets	<input type="checkbox"/>	<input type="checkbox"/>	Flow Equalization Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Grease Interceptors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Dispersal Field Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Note: OWCU = Onsite Wastewater Containment Unit

OWTS = Onsite Wastewater Treatment System



Based on our review of the Preliminary OWS Design documents, ACEHD has determined that wastewater generated at the site can be managed using onsite wastewater systems. ACEHD is providing feasibility approval of the Preliminary OWS Design for the proposed new campsite facility and existing OWS for the 3-bedroom caretaker dwelling at the subject property. ACEHD is also providing clearance for the Conditional Use Permit for the proposed new campsite facility at this site (**PLN2020-00093**) by means of this letter.

Conditions of Final Approval

ACEHD's final approval of the onsite wastewater system for the subject property will be based upon the Alameda County OWTS Ordinance and Manual in effect at that time and will be conditioned upon approval of the onsite wastewater system design documents and receipt of copies of associated project permits/approvals by other agencies, as identified below:

ACEHD

- ☐ Performance evaluation of existing onsite wastewater system that demonstrate the systems are adequately functioning or provide recommendations to repair, modify or replace.
- ☐ Design documents for proposed repairs, modifications, or replacements of existing onsite wastewater systems.
- ☒ Final OWTS Design documents for proposed new onsite wastewater systems.

Planning Departments

- ☒ Final Project Approval from the Planning Department
- ☒ Landscaping Requirements and Plans

Groundwater Basin Managers

- ☐ Zone 7 Water Agency (Commercial Land Use with OWTS Approval)

Public Water Supply Permitting Agencies

- ☐ State Water Resources Control Board Public Water Supply Permit
- ☐ ACEHD Public Water Supply Permit

Building Departments

- ☒ Building Permit Plans

State Agencies

- ☐ San Francisco Regional Water Quality Control Board (Waste Discharge Requirements for Process or Industrial Wastewater)
- ☐ San Francisco Regional Water Quality Control Board (Waste Discharge Requirements for Discharges of
Waste Associated with Cannabis Cultivation Activities)
- ☐ California Department of Fish and Wildlife (Streambed Alteration Permits)



Should you have any questions or concerns regarding this correspondence, please call me at (510) 567 – 6723 or send me an electronic mail message at natali.colom@acgov.org.

Sincerely,

Natali Colom Cruz

Natali Colom Cruz
Senior Hazardous Material Specialist, OWS Program

cc: Dilan Roe, Chief of Land Water Division, (*Sent via E-mail to: Dilan.Roe@acgov.org*)
Joshua Barbosa, Hazardous Material Specialist, OWS Program, (*Sent via E-mail to: josh.barbosa@acgov.org*)
Muhammed Khan, Senior HMS, OWS Program, (*Sent via E-mail to: muhammed.khan@acgov.org*)
Nick Weigel, OWS Designer (*Sent via E-mail to: nick@weigelhome.com*)
Nicole Ledford, OWS Designer - NorthStar Design Solutions (*Sent via E-mail to: nledford@northstarae.com*)
Albert Lopez, Alameda County Planning Department (*Sent via E-mail to: albert.lopez@acgov.org*)

M E M O R A N D U M

DATE: June 23, 2020

TO: Sonia Urzua, Development Planning Division

FROM: Rosemarie De Leon, Construction & Development Services

SUBJECT: PLN2020-00093 Conditional Use Permit & Site Development Review

Reference is made to the above subject project application to allow construction of an outdoor recreation facility, including camping cabins, shower/restroom facilities, a multi-use building, and an agricultural caretaker dwelling located at 17015 Cull Canyon Road, unincorporated area of Castro Valley, bearing County Assessor's designations: 085-1200-001-16.

Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval for the development of the site:

1. Because of impacts on the watercourse of this proposed project, it is suggested that input be solicited from the California Department of Fish and Game, the U.S. Army Corps of Engineers, the San Francisco Bay Regional Water Quality Control Board, and the U.S. Fish and Wildlife Services. Any permit/s required by those agencies will have to be obtained prior to Alameda County's approval of the tract improvement plans.
2. There is an existing bridge, which provides access to the back property. The applicant will provide a report, prepared by a California Licensed Civil Engineer, certifying the adequacy of the existing structure. The Evaluation Report is to determine and document the capacity of existing privately owned bridge/crossing within the unincorporated areas of Alameda County, used as access for Fire and Rescue equipment. The report shall comply with the County of Alameda Building Inspection Department Evaluation Report Requirements.
3. Provide details for the proposed bridge widening structural sections and dimensions. Any proposed improvements shall not negatively impact the existing condition of the channel.
4. A project Geotechnical Report is needed. The project geotechnical engineer is to provide a report addressing the issue of creek bottom stability and if necessary, the suggestion of possible mitigative measures. This report will be reviewed by the District's geotechnical consultant and the cost of this service will be borne by the Developer.
5. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
6. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.

7. No surface runoff will be allowed to flow over the creek/channel bank. Provide an on-site storm drainage system to pick up the site runoff and any intercepted area.
8. Maintain a setback from the creek. The Watercourse Ordinance established a setback of 20 feet from the top of bank. However, for existing bank slopes at 2 horizontal to 1 vertical, or steeper, establish the setback by drawing a line at a 2 horizontal to 1 vertical slope from the toe of the existing bank to a point where it intercepts the ground surface and then adding 20 feet.
9. Note on the plans: "An encroachment permit from the Alameda County Flood Control and Water Conservation District must be acquired prior to the commencement of any work within District right-of-way and for the construction, modification, or connection to District-maintained facilities. All workmanship, equipment, and materials shall conform to District standards and specifications."
10. Obtain approval from the Alameda County Fire Department.
11. Obtain approval from the Environmental Health for the proposed sewer, septic and water systems.
12. Sites with land disturbance greater than 1 acres must file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under State General NPDES permit for the construction activities. A copy of the NOI must be submitted to the District prior to issuance of a grading permit for the site or any land disturbance on the site. Storm Water Pollution Prevention Plan (SWPPP) shall be made available to the District prior to issuance of grading permit or any land disturbance on the site.
13. The applicant shall provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.

If you have any questions, please call me at (510) 670-5209.

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
INTER-OFFICE COMMUNICATION

DATE : August 25, 2020
 TO : Sonia Urzua, Development Planning Division
 FROM : Andy Cho, Grading Division, Construction and Development Services
 SUBJECT : **Case No. PLN 2020-00093, Conditional Use Permit & SDR**



Reference is made to the subject planning application that was referred to this office for review and comment. Per the project referral cover letter, this application is to allow construction and operation of an outdoor recreation facility, including cabins, shower/restroom facilities, a multi-use building, and an agricultural caretaker dwelling at 17015 Cull Canyon Road, unincorporated area of Castro Valley, APN 85-1200-001-16.

Due to the limited grading information provided, we completed only the preliminary review and offer the following general comments and recommendations:

1. According to the Seismic Hazard Zones map published by the *California Geologic Survey*, the most of the project site is mapped as the designated zone of required investigation for **liquefaction** and the western portion for **earthquake induced landslide**. A site-specific geotechnical investigation report, which documents the results of an investigation of the site for seismic hazards and recommends mitigation measures to reduce the risk of identified seismic hazards to acceptable levels, should be required prior to approval of any structures for human occupancy in compliance with the provisions of the Seismic Hazards Mapping Act and the Special Publication 117A.
2. No grading shall be permitted until a grading plan and erosion and sedimentation control plans have been reviewed and approved by the County and a grading permit or exemption is obtained from this office in accordance with the provisions of the Alameda County Grading Ordinance.
3. A geotechnical/geologic investigation report shall accompany the grading permit application in accordance with the provisions of the Alameda County Grading Ordinance Chapter 15.36.320. The report shall contain all of the elements listed under the Alameda County Grading Ordinance Chapter 15.36.350 as they may be applicable to the project.
4. No grading work would be allowed during the rainy season, from October 1 to April 30, except upon a clear demonstration, to the satisfaction of the director of the public works, that at no stage of the work will there be any substantial risk of increased sediment discharge from the site.
5. Grading work associated with the construction of a fire access road must be reviewed and approved by the jurisdictional fire agency prior to issuance of a grading permit.
6. Grading work associated with a development that involves the construction or reconstruction of an on-site wastewater disposal system must be reviewed and approved by the Department of Environmental Health prior to issuance of a grading permit.

*Grading Comments: Case No. PLN 2020-00093, Conditional Use Permit & SDR
August 25, 2020*

7. A watercourse permit must be secured from Public Works Agency prior to commencement of any of the following work:
 - A. Discharge into or connect any pipe or channel to a watercourse
 - B. Modify the natural flow of water in a watercourse
 - C. Carry out development within a setback, as defined in Article V of the Watercourse Protection ordinance if allowed pursuant to the provisions of Article V
 - D. Deposit in, plant in, or remove any material from a watercourse including its banks, except as required for necessary maintenance
 - E. Construct, alter, enlarge, connect to, change, or remove any structure in a watercourse
 - F. Place any loose or unconsolidated material along the side of or within a watercourse or so close to the side as to cause a diversion of the flow, or to cause a probability of such material being carried away by stormwaters passing through said watercourse
8. The watercourse setback shall be delineated in the plan in accordance with the setback criteria of Chapter 13.12.320 of the Watercourse Ordinance (copy attached). The Watercourse Ordinance established a setback of 20 feet from the top of bank assuming that the 100-yr. flood elevation (BFE) is contacted in banks of watercourse. However, for existing bank slopes at 2 horizontal to 1 vertical, or steeper, establish the setback by drawing a line at a 2 horizontal to 1 vertical slope from the toe of the existing bank to a point where it intercepts the ground surface and then adding 20 feet. The plan should include delineation of the BFE, toe and top of the bank and/or 2:1 daylight line and watercourse setback line. Cross sectional drawings should be provided for the areas where the development is planned nearby the watercourse setback.
9. Any identified riparian area should be delineated in the plan. It is the owner/developer's responsibility to comply with the applicable codes and obtain necessary permits from other related regulatory state and federal agencies, i.e. the California State Department of Fish and Wildlife, San Francisco Bay Regional Water Quality Control Board and the U.S. Army Corps of Engineers prior to any work within/near the creek. Evidence of compliance with those agencies' requirements may be required prior to issuance of a grading or a watercourse permit.
10. Sites with land disturbances greater than one (1) acre must file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General NPDES permit for Construction Activities. A copy of the NOI must be submitted to the District prior to issuance of a grading permit for the site or any land disturbance on the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be made available to the District prior to issuance of grading permit or any land disturbance on the site.
11. All drainage facilities shall be designed to carry surface and subsurface waters to the county stormdrain system or other juncture, subject to the approval of the director of public works. Drainage shall be effected in such a manner that it will not cause erosion or endanger the stability of any slopes or any building or structure.

Feel free to contact me at andyhjc@acpwa.org or (510) 670-6451 if you have any questions.

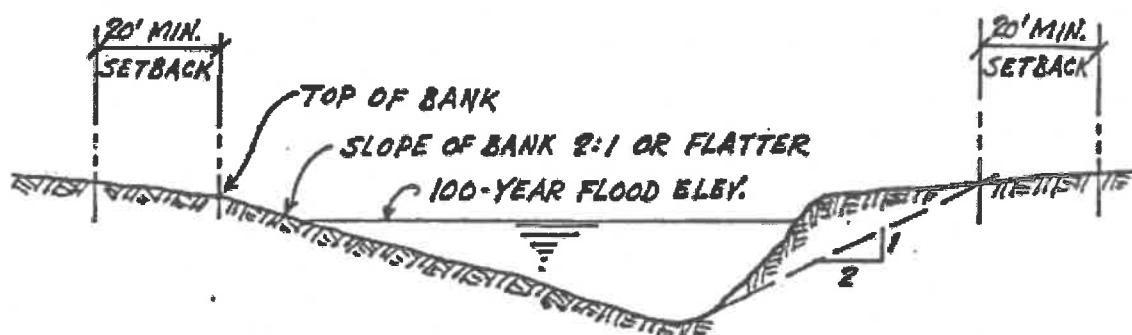
Attachment: Watercourse setback diagram

cc: applicant

Grading Comments: Case No. PLN 2020-00093, Conditional Use Permit & SDR
August 25, 2020

* Attachment:

Sec. 7-204.1 Setback Criteria:



SECTION A - TYPICAL WHERE 100-YEAR STORM FLOW IS CONTAINED WITHIN BANKS OF EXISTING WATERCOURSE